



26 Church Street

Marylebone, London, NW8 8EP

FOR SALE - Impressive commercial unit in outstanding condition over the ground and basement floors in Marylebone.

1,303 sq ft
(121.05 sq m)

- Share of Freehold.
- Steady Rental Income With The Option For Vacant Possession Upon Completion
- Ground & Basement floors.
- In excellent condition.
- Prime commercial and residential location.

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Summary

Available Size	1,303 sq ft
Price	£795,000
Business Rates	Upon Enquiry
EPC Rating	E (121)

Description

An appealing commercial investment comprising the ground and lower ground floors of a well-positioned property, available with no onward chain. The unit's existing lease is on a monthly rolling contract with mutual break and offers clear potential for rental growth. The existing tenant has maintained the shop in excellent condition throughout making it an attractive proposition for an incoming tenant.

Location

The property occupies a prime position on Church Street, a lively and well-established commercial location known for its mix of independent retailers, cafés, and the popular Church Street Market. It is within easy walking distance of both Edgware Road Underground Station (Bakerloo, Circle, District, and Hammersmith & City lines) and Marylebone Station, which provides National Rail services and Bakerloo line connections, offering convenient access across Central London and beyond. Paddington Station is also nearby, providing Elizabeth line, Heathrow Express, and additional mainline services.

This property offers strong prospects for capital appreciation, particularly given the significant Church Street regeneration programme underway. The wider redevelopment is set to transform the area through the delivery of approximately 1,750 new homes, extensive public realm improvements, and the introduction of new community and sports facilities, all designed to enhance the environment for residents and businesses alike. The PTAL Rating is 5.

Terms

The Leasehold Title is as follows:-
26 Church Street, London NW8 (Title Number: NGL966847).

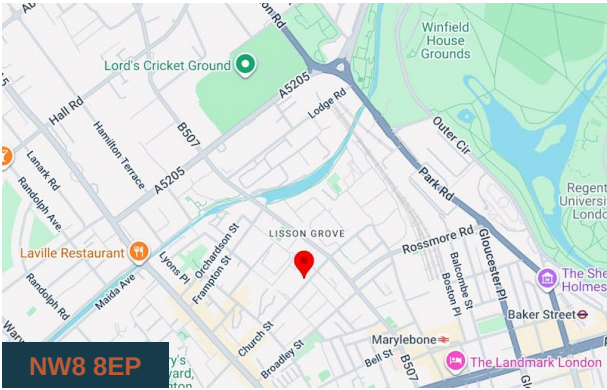
Services: It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

EPC: E (121).

AML: The purchaser will be required to provide the necessary information to satisfy AML requirements.

Viewings: The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT: To Be Confirmed.



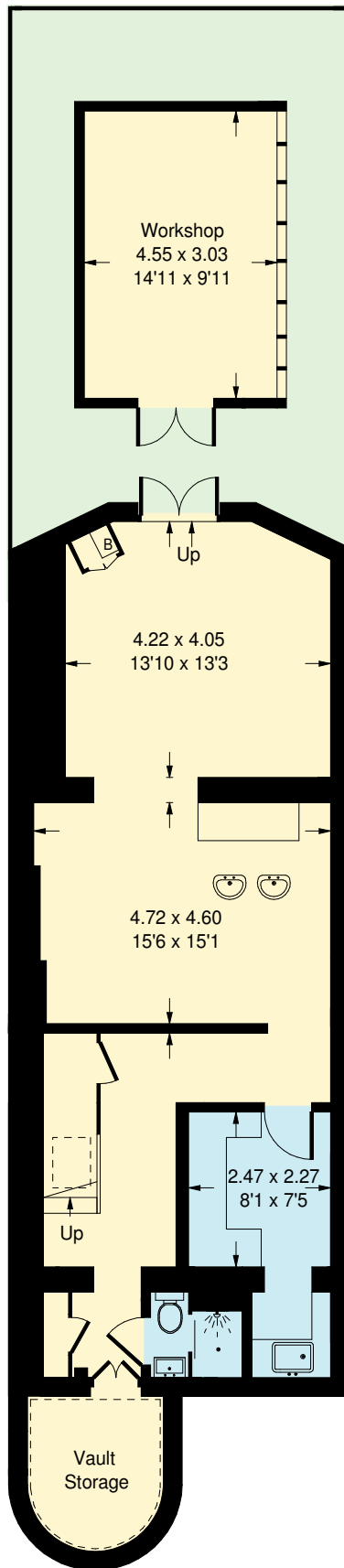
Viewing & Further Information



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Church Street, NW8

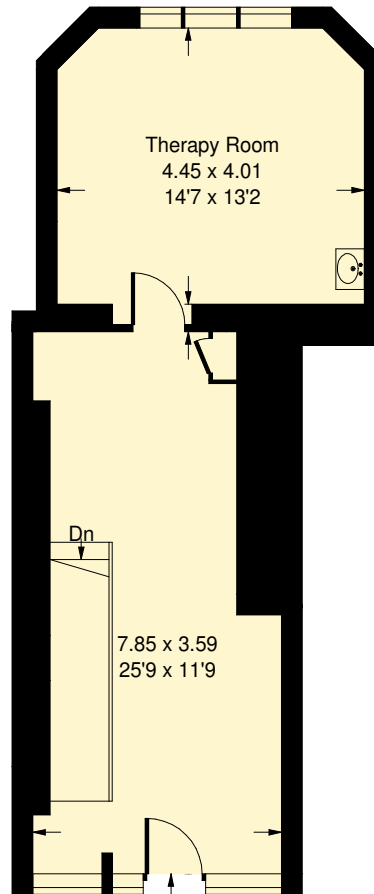


Lower Ground Floor

Approx. Gross Internal Area = 107.1 sq m / 1153 sq ft
 (Including Vault Storage)
 Workshop = 13.9 sq m / 150 sq ft
 Total = 121.0 sq m / 1303 sq ft



= Reduced headroom below 1.5 m / 5'0



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.